

Project Name: Exterior Siding, Windows, and Door at Residence

Project Location: Johnsonville State Historic Park

90 Nell Beard Road

New Johnsonville, TN 37134

### **General:**

The contractor will be responsible for supplying all materials, labor, and equipment required to replace and install siding, windows, (2) exterior doors and one (1) exterior French patio door on a residence located at Johnsonville State Historic Park. All work is to be done in accordance with the latest IBC codes. Any deviations from the scope of work will be executed only after written approval is received. The contractor will be responsible for safety and security of the site during this project. Contractor will use caution tape and barriers where necessary. The contractor will be responsible for notifying park staff at the end of each day before leaving, as to ensure the site is secure. The contractor is responsible for disposal of all waste off state property. **The contractor is to visit site to obtain accurate measurements.**

**Scope:** Add steel siding, remove and replace windows, one (1) exterior French patio door and two (2) exterior doors on a residence located at Johnsonville State Historic Park.

#### **A. Removal:**

1. All work is to be done in accordance with the latest IBC codes. The contractor is responsible for removal & disposal of all waste off state property.
2. The contractor will be responsible for the removal and disposal of all windows except 2 smaller windows located by patio door. New windows will need to be framed in since dimensions differ from existing.
3. The contractor will be responsible for the removal and disposal of two (2) Exterior doors & one (1) exterior patio French door.

#### **B. Installation:**

1. All work is to be done in accordance with the latest IBC codes. The contractor will be responsible for all materials, labor, and equipment required to complete project.

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2. The contractor will be responsible for supplying & installing insulation, R-15 value or greater 3mm 16inx50Ft Reflective insulation roll, Foam Core Radiant Barrier, Thermal insulation shield - Engineered Foil over existing siding.
3. The contractor will be responsible for the installation of flashing in accordance to the manufactures recommendations.
4. The contractor will be responsible for installing new wood trim around all doors, windows, heating ducts. Inside and outside corners to meet all specifications listed on manufacturers instillation guide if needed.
5. The contractor will be responsible for trim package required by Manufacturers Instillation Guide for siding, windows and doors and to meet IBC. Color to match siding.
6. The contractor will be responsible for installing new prefinished (color to be chosen by park manager) metal batten siding on all exterior walls of the residences. Installation of all new metal siding will be according to the manufacture's recommended installation requirements.
7. The contractor will be responsible for suppling and installing replacement windows throughout the residence. These windows will be full screen double hung vinyl replacement windows. This will include trim, calking, paint & replacement of any decayed material adjacent to or in contact with the window. These windows will be low E with foam insulated frame and of premium vinyl construction with fusion welded sashes. All welded construction and full-length lift rail. Deluxe cam locks, dual fin weather stripping, night ventilation latches and a rubber sash seal. Windows will need to be framed, insulated and any additional interior drywall must be finished and painted to match existing. Window width, length and jambs are to be determined at the site visit / pre-bid & according to availability.

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8. The contractor will be responsible for caulking all butt joints, inside and outside corners, door and window trim, and anywhere caulking is required. (all butt joints will have weather barrier installed behind joint and caulked)
9. The contractor will be responsible for supplying & installing two (2) steel exterior doors w/ deadbolt and hardware. Sizes and swing to be like for like. Door to be painted and color to be chosen by park management. One (1) door has sidelights that are to be removed and the door will need to be framed, insulated and any additional interior drywall must be finished and painted to match existing. Exterior finished and trimmed with matching metal siding.
10. The contractor will be responsible for supplying & installing a 72-in x 80-in tempered external steel right-hand inswing prehung double door painted & without grid. Inactive door must have the ability to be opened as well. Exposed area must be framed, insulated and drywalled and exterior metal siding added. Interior Drywall is to be finished and painted to match existing.
11. The contractor will be responsible for supplying and applying two coats of exterior acrylic latex paint on soffit. Paint color to be determined by Park Manager. All recessed can lights, trim covers, step baffle with ring & LED bulbs supplied and replaced by contractor under soffit.

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## **Materials:**

**All materials must be approved by Facilities Management before installation.**

### **House wrap:**

(No Bubble

Engineered Foil Foam Core R-15 or better  
wrap)

Acceptable brands

(equal to or

Insulation MarketPlace LLC / Smartshield  
greater)

### **Siding:**

Type

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12" Vertical Steel Siding / board& batten  
look. EDC832C 1052-722

Acceptable brands

EDCO (greater or equal)

Color

Rustic Brown

### **Corner trim:**

Trim Package required by Manufacturers Installation Guide and to meet IBC. Color to match siding.

Acceptable brands

(EDCO equal to or Greater)

### **Window and door trim:**

Trim Package required by Manufacturers Installation Guide and to meet IBC. Color to be determined by Park Management.

Acceptable Brands

(EDCO equal to or Greater)

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Acceptable brands Union Corrugating, Amerimax, EDCO (equal to or greater)

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## **PAINT SPECIFICATIONS:**

### **I. SURFACE PREPARATION**

- A. All surfaces to be painted shall be clean, cured, dry and free of rust, mill-scale, oil, grease, dirt, salts, wax, efflorescence, mildew, surface deposits or loose or scaling paint.
- B. All gaps must be filled with approved caulk.
- C. Glossy surfaces of old paint must be dulled.
- D. Prepared surface must be protected by use of specified and approved primer.
- E. Surface must be inspected by park Facilities Management representative prior to coating application, however, prepared non-protected metal substrates must be immediately primed.

### **II. COATING APPLICATION**

- A. Coating may be applied by brush, applicator pad, roller, convention or airless spray in a minimum of two coats or as otherwise specified.
- B. Specific dry film thickness recommended by manufacturer must be achieved.
- C. Even coats, of complete coverage, which are free from sags, drips, streaks and bubbles must be obtained.
- D. Mixed coatings must be stirred thoroughly before and occasionally during use. Do not thin.
- E. Working conditions must be within manufacturer's recommendations.
- F. Owner will inspect prior to each subsequent coat.
- G. All label instructions must be followed.

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- H. It shall be the responsibility of the contractor to insure a safe work environment for workers.
- I. Contractor will conduct activities within park operational guidelines to limit disruption to park patrons or staff.

### III. WARRANTY PERIOD

- A. Materials and workmanship shall be warranted against streaking, fading, cracking, peeling or otherwise failing for a period of one (1) year following the date of final inspection of the work.

### JOB SPECIFICATIONS:

Color	To be chosen by Park Manager
Gloss % exterior	To be chosen by Park Manager
Tint base	Manufacturer's recommendation
Primer Vehicle/binder type	Latex
Finish coat Vehicle/binder type	Latex
Minimum coverage @ one mil DFT	400 to 500 sq. ft/gal
Application method	Sprayed, rolled or brushed
Acceptable surface preparation methods	Scrape / Sand

### SUBMITTALS:

Prior to beginning any work, the contractor/vendor must submit the following for approval:

- Paint chip
- Primed/painted/cured substrate
- Paint/primer manufacturer's technical data sheet and MSDS sheet
- Wood filler, caulk and/or putty technical data sheet

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### **Protection:**

All bidders are advised to visit site to verify all conditions and dimensions. No allowances will be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

Contractor will perform work on regular time and will invoice work time and material not to exceed the quoted price. Any variance in quote will be addressed with a representative of Facilities Management, West TN Regional Office (WTRO) before additional work or materials are supplied.

Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, coordinate construction schedules and operations with the agency. **Work must be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless approval for an alternate schedule is arranged with Facilities Management.**

Successful contractor to schedule and attend a pre-construction conference where a pre-construction form will be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor must also schedule and attend a final inspection where a final inspection form will be signed by Facilities Management, Contractor and Park Manager or park representative before invoice will be paid.

**Project will begin within 15 days and Completed within 45 days of Purchase Order unless Facilities Management has approved other agreement.**

The contractor will protect areas adjacent to his work and will be required to repair any damage he may cause. Contractor will protect work of other trades. Contractor will correct any painting related damage by cleaning, repairing or replacing, and refinishing as directed by Facilities Management.

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Workmanship is to be warranted for not less than one year from date of final inspection. Materials will be warranted as per manufacturer's warranty.

All materials, equipment, and supplies are to be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Facilities Management.

Submittals shall be required on all materials and must be presented for approval by the State of Tennessee representative.

Clean up of the project site shall be the responsibility of the contractor. Contractor to assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor will clean up and haul away all scrap when work is completed to an approved location off state property.

Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They must be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Facilities Management. Contractor will have insurance as will protect the contractor from claims which may arise out of or result from the contractor's operations under the contract and for which the contractor may be held legally liable, whether such operations be by the contractor or by sub-contractor or by anyone directly or

indirectly employed by any of them, or anyone associated with them for whose acts they may be liable. Sub-contractors must also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application and must show proof of insurance and have workers compensation. Insurance requirements are listed below.

The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the contractor and/or his/her sub-contractors or employees.

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Contractor shall obtain all fees and permits required for project. Contractor shall have a copy of project specifications, always permits and certificate of insurance on project site

Contractor shall comply with all applicable codes, standards, and regulations in execution of project. All work must conform to the International Building Code 2017.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to West Tennessee Regional Office via mail, fax or e-mail (address: 21540 Natchez Trace Road, Wildersville, TN 38388, fax:731-968-5668;or e-mail: [susan.blankenship@tn.gov](mailto:susan.blankenship@tn.gov) ).

Authorized Contacts: Steve O'Dell, Office 731-968-6608, Cell 731-307-9716, [steve.odell@tn.gov](mailto:steve.odell@tn.gov) or Rob Markum, Cell 731-412-7067 or [robert.markum@tn.gov](mailto:robert.markum@tn.gov)

Note: Before the Contract resulting from this ITB is signed, the apparent successful proposer must be registered with the Department of Revenue for the collection of Tennessee sales and use tax. The State shall not approve a contract unless the proposer provides proof of such registration. The foregoing is a mandatory requirement of an award of a contract pursuant to this solicitation.